

**CITY OF BRIGHTON**  
**PLANNING COMMISSION**  
**MINUTES**  
**March 8, 2016**  
**Approved as presented**

**I. CALL TO ORDER**

Chairman Dick Hodge called the meeting to order at 6:02 PM

**II. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Dich Hodge, Farid Jalil, Fidel Balderas, Matt Johnston, and Archie Demarest.

Alternate Chris Maslanik was also present.

Alternate Philip Covarrubias was excused.

**III. MINUTES OF PREVIOUS MEETINGS**

Amending of the February 9, 2016 minutes to change Matt Johnston as excused instead of absent.

**Motion by Commissioner:** Archie Demarest

**Second by Commissioner:** Matt Johnston

**Voting Aye:** All Present

**Motion passes 5-0**

Minutes from the February 9, 2016 Planning Commission meeting were approved as amended.

**Motion by Commissioner:** Matt Johnston

**Second by Commissioner:** Chris Maslanik

**Voting Aye:** All Present

**Motion passes 5-0**

**IV. PUBLIC INVITED TO BE HEARD ON TIEMS NOT ON THE AGENDA**

No members of the public spoke during this time.

**V. PUBLIC HEARING ITEMS**

1. Brighton Transportation Master Plan  
Kimberly Dall presenting

**Chair invited Staff to present, summarized:**

Ms. Dall presented a summarized version of the Transportation Master Plan with expanded explanations on road widths, interim sections, bicycle connectivity, and other key points.

**Chair called for questions from Commission to Staff, summarized:**

- Commission asked if there is any change to the point where the developer's financial responsibility ends and the transportation impact fund's responsibility starts. Staff indicated at this time there is no change to the City's current policy. Staff did follow up by saying that is something they are looking at due to a new capital improvement list.
- Commission asked how the City is going to get the schools to complete connectivity in their projects. Staff indicated that at this time we are unable to force anything but instead must have to work with the school to come to an agreeable solution.
- Commission asked if staff and council had a way to deal with issues that have already been installed. Staff indicated that they do with their Charter. Staff has goals and must be transparent in regards to how they are meeting those goals.
- Commission asked how we work with the islands of county land within the City in regards to our transportation improvements. Staff indicated that they do work with the County since they do not want to maintain gravel roads in the middle of the City. Commission specified that they are more worried about the pedestrian connectivity. Staff followed up stating that on their thoroughfares they had full control. The only reason the County would be involved is with negotiating right of way acquisition.
- Commission inquired if CDOT is onboard with the Transportation Master Plan. Staff said they are and they are willing to work with us.
- Commission asked if there is any plan to fix existing half streets and narrow sidewalks. Staff said that they are planning to fix these going forward. One such half street, North 45<sup>th</sup> Avenue, is planned to be constructed this year. Staff continued by saying the interim sections go a long way to addressing the concerns of half streets.
- Commission asked about the roundabouts at Bromley Lane and I-76 and the congestion occurring. Staff said that they are aware of it and that the interchange at Bridge and I-76 should help relieve some of the traffic going through the Bromley connection.
- Commission continued by asking about the connection to Barr Lake. Staff said they are planning to budget for it but do not have exact details at this moment.

**Motion for a three and a half minute break:**

**Motion by Commissioner:** Farid Jalil

**Second by Commissioner:** Matt Johnston

**Voting Aye:** All Present

2. Orchard Church Annexation and Zoning Resolution  
Cathy Sexton presenting

**Chair invited Staff to present, summarized:**

Staff gave details about the property and its proposed zoning. They also provided information on the surrounding area and its zoning. Staff continued by explaining that the project fits into the comprehensive plan, the south sub area plan in this case.

Staff recommends approval of this zoning change.

**Chair called for questions from Commission to Staff, summarized:**

- Commission would like to know if the road connecting the Prairie View High School to Peoria Street would remain. Staff has indicated at this time the road would be staying, however this document is for zoning purposes only.
- Commission asked about the timeline when the property will be annexed into the City. Staff said they do not have an exact date but they are in the review process at this time.

**Chair invited Applicant to present, summarized:**

Applicant provided a history of the Church and their decision to purchase the property in question.

**Chair called for questions from Commission to Applicant, summarized:**

- Commission asks if the Church is going to develop the rest of the property. The Applicant said they are not planning on doing any other development and would like to sell the remainder of the property.

**Chair called for proponents or opponents from the public, summarized:**

- Barbara Hammond speaks of the traffic issues at Racine Court and 120<sup>th</sup> Avenue.

**Motion to approve the resolution as read:**

**Motion by Commissioner:** Matt Johnston

**Second by Commissioner:** Fidel Balderas

**Voting Aye:** All Present

3. Comprehensive Plan and District Plan

Aja Tibbs and Jeromy Call Presenting

**Chair invited Staff to present, summarized:**

Staff explained how they have gotten to where they are regarding the Comprehensive Plan as well as the District Plan. Staff then moved onto how the public can make comments through the BeBrighton website, including the interactive map.

**Chair called for questions from Commission to Staff, summarized:**

- Commission asked what Staff felt BeBrighton meant now, after the public has attended meetings and provided initial feedback. Staff replied that Brighton residents want the City to remain an authentic community not just in the

geographical sense but also in quality of life. They are looking for higher paying jobs as well as keeping the small town feel and agricultural heritage.

- Commission asked about the plan and how it connected Brighton to Denver International Airport (DIA). Staff said they had talked to EDC and felt that the DIA expansion will not happen in the timeframe of this comprehensive plan. Commission expressed that the “Aerotropolis” was something that DIA expressly said they would not do.
- Commission expressed their gratitude and are impressed with how Staff has created this plan based on what was originally very vague concepts.
- Commission expressed concern about the farming industry and the profitability of small farms. Staff stated that Brighton residents care more about the agricultural heritage rather than having acres of large farms. Staff has also indicated that small farms are the more profitable methods in this area.
- Commission expressed interested in cluster development and not taking large open space areas and using them for development.
- Commission questions if we could identify a parcel or plot of land that has been producing crops historically and keep that parcel or plat producing into the future. Then the City could issue a plaque stating that the parcel or plat has been producing crops for a set number of years.
- Commission has asked about the oldest farm in the area. Staff believes it would be the Berry Patch Farm and also indicates they are doing a survey historic farms in the City’s growth area since they appear to be in danger of being sold due to development. Staff does not want to obligate land owners to keep farming just because they have a historic farm. They want to make sure that they have more options and opportunities to do what they want with their land.
- Staff provided information on how they are incentivizing land preservation by allowing higher density cluster development if more land is being preserved. This allows private development to offset the costs of preserving land by increasing the density of their development.
- Commission says that to encourage higher paying jobs you need to have less density, not higher. That people don’t want to walk to work but want work to be over the horizon.
- Legal Counsel would like to know about the land owner’s option map and how it talks about a joint City and County map. Legal Counsel would like to know if that map is drafted yet. Staff explains how the map shows where certain land development would be feasible. Showing how properties near existing utilities could benefit from annexing into the City while areas further away may benefit from remaining agricultural. Staff tells how the County will also be following and amending their plan to follow this District Plan. Staff talks about how some development would stay in the County while others that could develop in higher densities would be annexed into the City. Staff explains how the District Plan works outside of the City’s growth boundary. Legal Counsel asked if this would be considered a new zone district. Staff indicated it would be a new zone district. Legal Counsel is worried about citizen having their property rights taken

away. Staff explains that the Local District Plan is no different than any other master plan or comprehensive plan.

- Commission asked if this was going to hurt property value for the home owners that already exist out in the Local District Plan area. Staff explains that the Local District Plan allows for a higher density cluster development that would increase property values to surrounding neighbors.
- Staff indicates that this plan greatly expands a County residents options for development, whether they are annexing into the City or not. Further explaining that this is not zoning, that residents still have the option to pick and choose what zoning they want based on this Local District Plan.
- Commission asks to make sure that the Local District Plan is within their scope since it is included in the BeBrighton plan. Staff explains that since the Local District Plan is included of the Comprehensive Plan that the Commission would have authority over zoning in the Local District Plan area, provided both documents are adopted. Staff explains how the Local District Plan is a more focused portion of the Comprehensive Plan.
- Commission asked about oil, gas, and mineral rights. Staff talked about the City's desire to control mineral rights for City owned properties. Staff also talked about how the City wants to maintain quality of life without impeding the rights of land owners mineral rights, this would be limited to topics such as screening and landscaping.

## **VI. OLD BUSINESS**

1. No Old Business

## **VII. NEW BUSINESS**

Commission Elections

### **Nominations for Chair:**

Archie Demarest

Matt Johnston

### **Majority Vote for Chair:**

Matt Johnston

### **Nominations for Vice-Chair:**

Fidel Balderas

### **Majority Vote for Vice-Chair:**

Fidel Balderas

## **VIII. ADJOURNMENT**

**Motion to adjourn at 9:14 PM**

**Motion by Commissioner:** Fidel Balderas

**Second by Commissioner:** Matt Johnston

**Voting Aye:** All Present